



5 Willowfield Estate

Pentre Halkyn, Holywell, CH8 8HQ

Offers In The Region Of £210,000



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Property Description

Reid & Roberts Estate and Letting Agents are pleased to offer to the market this three-bedroom semi-detached home, located in the peaceful and picturesque village of Pentre Halkyn, near Holywell. The property has been well-maintained both internally and externally, offering a move-in ready opportunity for first-time buyers or growing families, and importantly, it is offered with no onward chain, allowing for a smoother and quicker purchase.

In brief, accommodation comprises an entrance hall, an open-plan living/dining room and a well-appointed modern kitchen/breakfast room to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property is well-maintained with attractive gardens to the front and rear. Well-established shrubs and planting border lawn and patio areas, making it ideal for al fresco dining and entertaining in warmer seasons.

The village offers a general store and public transport links to Holywell and nearby market town Mold, where you'll find a wider range of shops, schools, and leisure facilities. The A55 expressway is a short drive away and provides easy access to Chester and the North Wales coast, convenient for commuters.

Accommodation Comprises

A door with frosted decorative glass panels provides access into the property.

Entrance Hall

A light-filled and inviting hallway that sets the tone for the rest of the home. From here, doors open into the open-plan living and dining room and kitchen, with stairs rising to the first floor accommodation. Practical touches include a UPVC double-glazed window to the side elevation, panelled radiator, ceiling light, smoke alarm, and an under-stair cupboard neatly housing the electric fuse box.

Open-Plan Living / Dining Room

Opening into the dining area, the space is well-lit with a ceiling and wall lights, making it perfectly suited for everyday living and entertaining guests. UPVC double-glazed French doors provide access onto the rear patio, creating a seamless indoor outdoor flow. The space includes power points and a panelled radiator.

An archway opens into the living space.

The focal point of the space is the gas fire with a matching marble surround and hearth, creating a cosy and warming atmosphere to relax. A large UPVC double-glazed window to the front elevation provides

peaceful views of the surrounding countryside and Dee Estuary, whilst finishes of the space including a ceiling light, and power points.

Kitchen

Fitted with a range of modern wall, drawer and base units with a complimentary worktop and breakfast bar area, the space is well-appointed with integrated appliances including a fridge freezer, slimline dishwasher, washing machine and double oven. A four-ring induction hob with a tiled splashback and extractor hood above and a stainless steel sink with drainer and swan neck mixer tap that sits beneath a UPVC double-glazed window peacefully overlooking the rear garden, complete the room.

Finishes include spotlights, a panelled radiator, vinyl flooring, power points and ample storage solutions. A UPVC door with a double-glazed frosted glass inset provides access to the rear garden.

First Floor Accommodation

Landing

The landing provides direct access to the three bedrooms and family bathroom. A UPVC double-glazed frosted window to the side elevation provides natural light to fill the space, with features including loft access, and ceiling lights.

Bedroom One

This bright and well-presented main bedroom offers a calm and comfortable retreat, arranged to maximise both space and natural light. A large UPVC double-glazed bay window to the front elevation frames views of countryside and the Dee Estuary, and allows daylight to pour into the room.

Practical built-in storage includes a wardrobe, overhead cupboards, and a fitted dressing table with drawers, providing ample space for clothing and personal items. The room is completed with wall lights, power points and a panelled radiator.

Bedroom Two

Situated at the rear of the property, a large UPVC double-glazed window attractively overlooks the garden. The room provides fitted sliding wardrobes with ample hanging and shelving space, practical for organisational solutions. Features of the space include a ceiling light, panelled radiator and power points.

Bedroom Three

Whilst framing views of the Dee Estuary via a UPVC double-glazed window to the front elevation, this third bedroom is currently utilised as a nursery, and is versatile to offer a flexible space to suit your lifestyle including a home office. A panelled radiator, ceiling light and power points finish the space.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a pedestal sink with taps over, W.C and a panelled bath with taps and an electric shower, adjustable handset attachment and shower screen. Fully tiled walls and vinyl flooring allow for easy maintenance, whilst a panelled radiator, ceiling light, extractor fan and a UPVC double-glazed frosted window to the rear elevation complete the room.

External

The property is approached via a pathway leading to both the front door and rear garden. The front garden is predominantly laid to lawn, creating an attractive, well-maintained outlook, and is neatly enclosed by a dwarf brick wall and timber fencing. Steps lead up to the front entrance, which is enhanced by decorative pots and a canopy porch, and a convenient parking space is situated at the front of the property.

The rear garden has been thoughtfully landscaped to create a versatile and inviting outdoor space. Tiered paved patio areas are ideal for outdoor dining and entertaining, with space for a shed, that provides additional practical storage for garden furniture or tools. Steps lead up to the well-maintained lawn area that is bordered by timber fencing, established shrubs and mature planting, offering a good degree of privacy. With further steps to the back of the plot offering an extra patio area to enjoy the warmer seasons.

COUNCIL TAX BAND C

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VIEWING ARRANGEMENTS

If you'd like to arrange a viewing for this property, simply send us a

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We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Road Map



Hybrid Map



Terrain Map



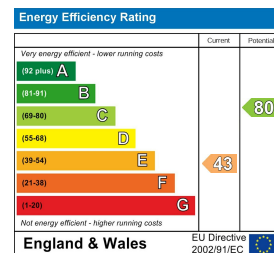
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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